



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL**  
**MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD AT 32 WATERLOO STREET ON**  
**WEDNESDAY 7<sup>th</sup> JANUARY 2026**

**Meeting Commenced:** 7.02 pm

**Meeting Concluded:** 7.52 pm

**PRESENT:** Councillors Caroline Reynolds (C), Ray Armstrong, Peter Crew, Justyna Pecak-Michalowicz, Marcia Pepperall, Tim Taylor and Richard Tucker.

**ALSO, IN ATTENDANCE:** Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer) and Natalie Pecak-Michalowicz (Youth Council).

268	<b>Apologies for Absence and Notification of Substitution</b>  Apologies were received from Councillor Catherine Gibbons with no substitution and it was noted that Councillor John Carson was not in attendance.
269	<b>Declarations of Interest</b>  There were no declarations of interest received.
270	<b>Minutes of the previous Planning and Environment Committee Meeting held on 10<sup>th</sup> December 2025.</b>  The minutes from the previous meeting held on 10 <sup>th</sup> December 2025 had been previously circulated.  <b>PROPOSED BY:</b> Councillor Tim Taylor <b>SECONDED BY:</b> Councillor Peter Crew  A vote was taken and accordingly it was <b>carried</b> .  <b>RESOLVED:</b> That minutes of the 10 <sup>th</sup> December 2025 be approved and signed by the Chair.
	<b>PLANNING</b>

271	<p><b>Matters for Consideration:</b></p> <p>There were no matters for consideration.</p>				
272	<p><b>Matters for Noting:</b></p> <p>a) 2073 TPO Decision Notice and Report.</p> <p><b>RESOLVED:</b> Noted</p> <p>b) 2283 TRCA Decision Notice and Report.</p> <p><b>RESOLVED:</b> Noted</p> <p>c) 24-64 Ellesmere Road, WsM.</p> <p><b>RESOLVED:</b> Noted</p> <p><i>7.04pm Councillor Marcia Pepperall joined the meeting.</i></p> <p>d) Airfield SNN4627 Numbering Schedule and planning layout.</p> <p><b>RESOLVED:</b> Noted</p> <p>e) Land to East of Whirlwind Road – refusal.</p> <p><b>RESOLVED:</b> Noted</p> <p>f) Delegated Decisions (50 Birnbeck Road and 30 Coronation Road)</p> <p><b>RESOLVED:</b> Noted</p>				
273	<p><b>Planning Applications and other Planning Matters submitted to the Town Council for consideration.</b></p> <p>The Committee considered all applications in respect of the weekly lists provided by North Somerset Council dated:</p> <p>At the time of despatch, this includes weekly lists dated:</p> <p>a) 1-7 December 2025  b) 8-14 December 2025  c) 15-21 December 2025  d) 22-28 December 2025</p> <p>The following applications were discussed with further comment and recommendations as follows:</p> <table border="1" data-bbox="192 1904 1475 2133"> <thead> <tr> <th data-bbox="192 1904 605 1949"><b>Application Number</b></th><th data-bbox="605 1904 1475 1949"><b>Comments</b></th></tr> </thead> <tbody> <tr> <td data-bbox="192 1949 605 2133">2291</td><td data-bbox="605 1949 1475 2133"><b>SUPPORT – WSM TC</b> - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.</td></tr> </tbody> </table>	<b>Application Number</b>	<b>Comments</b>	2291	<b>SUPPORT – WSM TC</b> - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.
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2291	<b>SUPPORT – WSM TC</b> - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.				

	2416	<b>RECOMMEND REFUSAL – WSM TC</b> – Due to the impact on residential amenity, noting in particular, the size of the rooms, lack of bathroom to bedroom ratio and no lift/accessibility between floors.
	2423	<b>SUPPORT – WSM TC</b> – Considered a good improvement on the existing building.
	2538	<b>SUPPORT - WSM TC</b> – Good citing of the building footprint – maximising space within the existing physical outline of the building.
	2628	<b>NEUTRAL - WSM TC</b> - insufficient information to assess the proposed change of use from Class C3 (Dwellinghouse) to Class C4 (House in Multiple Occupation, or HMO).

**RESOLVED:** That the Town Council's comments on planning applications discussed be directly uploaded to the 'Uniform' website as part of the system of work requirement by North Somerset Council. This information would also be reflected on the Town Council's website with hyperlink back to North Somerset Council's website for referral purposes.

	<b>ENVIRONMENTAL</b>
274	<p><b>Roadmap to Zero</b></p> <p>a) To receive the minutes of Weston Tree and Plant Group – previously circulated to ward councillors.</p> <p><b>RESOLVED:</b> Noted</p> <p><b>Environment Policy</b></p> <p>The Chair highlighted the need to review the Environment Policy, which was confirmed by the Democratic Services Manager and was included within the councils policy review schedule. The Chair suggested that in particular, the need to research ways of monitoring and measuring should be considered.</p> <p>The comments were noted and the policy would be brought forward for review as soon as practically possible.</p>
	There being no further business the Chair closed the meeting at 7.52pm.
	Signed..... Dated .....

Chair of the Planning and Environment Committee